

## Monroe County Growth Management Division

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A New Era In Growth  
Management:

The Tier System

# A Layman's Guide To Residential Development In Monroe County



Monroe County  
Growth  
Management  
Division

Welcome to Monroe  
County

*Monroe County welcomes you to its beautiful island chain at the southern tip of Florida. This brochure is a brief guide to development in our community.*

*Understanding development in our community hinges on an understanding of the basic issues driving our development controls.*

*One of these issues is water availability. Monroe County does not have its own sustainable fresh water source. Our water is brought to us via a pipeline pulling water from the Miami-Dade aquifer. We operate under a contract which allows us to only consume a limited amount in any given year. This is a factor which limits our sustainable population.*

*Another issue is accessibility. US 1 is the only major road in the Florida Keys. In some places US 1 is only a two lane road. The Florida Department of Transportation rates US 1 for level of service or ease of travel. In some places the level of service on US 1 is so low that no additional traffic can be added. This also limits our sustainable population.*

*Perhaps the most restrictive force on growth in our community is hurricane evacuation. Having only one major evacuation route for most of the Keys does put a large strain on our ability to meet the state standards for evacuation time. This too limits our sustainable population.*

*These three reasons are contributing factors to the growth control measures instituted in our community. We have been effectively controlling growth for over a decade in Monroe County in an effort to cope with these limiting factors.*

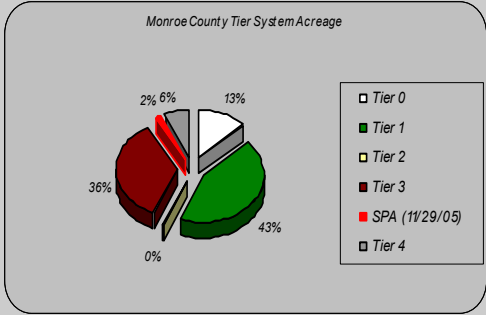
*Our #1 tool in growth control has been and will continue to be the Rate of Growth Ordinance (ROGO). ROGO is a scoring system which establishes a competitive process for receiving a building permit for any new residential unit.*

*Originally ROGO was a complicated and confusing maze of points and criteria. Despite its drawbacks of being confusing to navigate it did accomplish one of the goals, controlling growth. However, Monroe County is one of the most environmentally sensitive areas in the world and for this reason it is not only important to control growth but to also direct it to appropriate areas.*

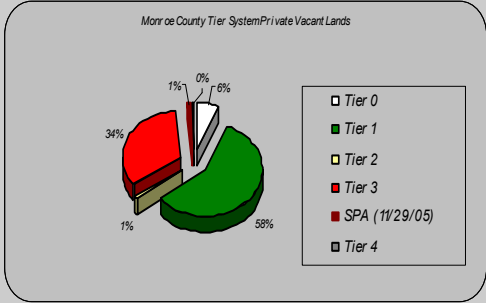
*In an effort to address the problems with ROGO a new basis of scoring was developed called the Tier System. The Tier System eliminates the 18+ criteria for scoring and provides you, the customer, with a clear perspective of how competitive a lot will be in our development process.*

# Tier System Statistics

The following charts provide a better understanding of how unincorporated Monroe County fits into the Tier System.



The Tier System is a zoning overlay which was adopted on March 21, 2006. The map book associated with this zoning overlay can be downloaded at [www.monroecounty-fl.gov](http://www.monroecounty-fl.gov) or you can look at a hard copy of this map in any Monroe County Building Department Office, Stock Island, Marathon or Islamorada.



The benefit of the Tier system to you, the customer, is a clear picture of how competitive your lot will be in our building permit process.

The flow chart to the right will guide you through the various steps and procedures of applying for and receiving a building permit in Monroe County.

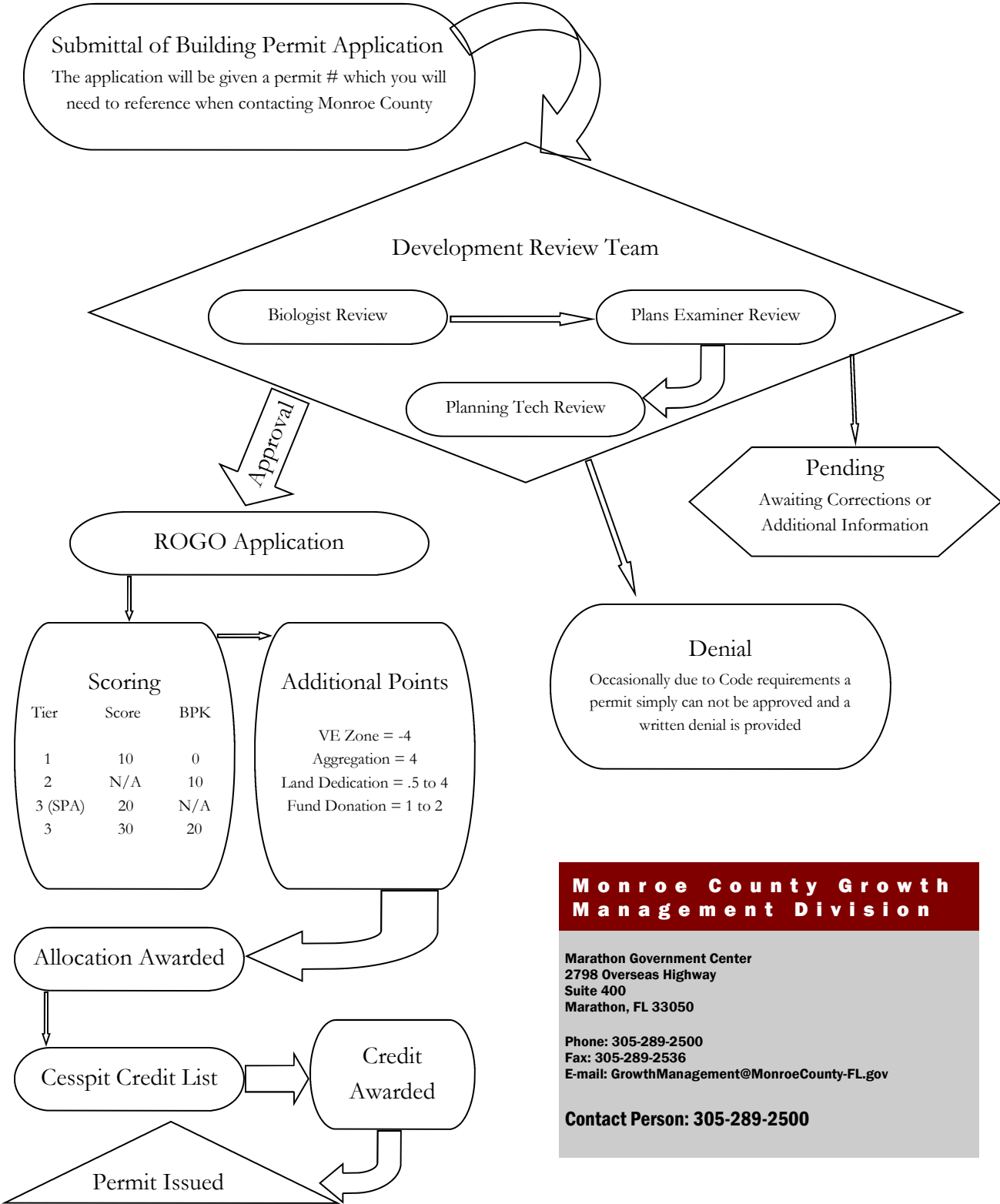
The first step toward receiving a building permit is to apply. A list of submittal requirements is available at any Monroe County Building Department Office. The State of Florida requires that all building permit applications be made in person by the owner of the property or a contractor for that owner.

The Development Review Team (DRT) consists of many members. The core of this team represents the Planning Department, Environmental Resources and the Building Department. Each member of the team is responsible for reviewing the application and the plan for compliance with Monroe County Code.

After any issues with your application are resolved the application will be approved by the DRT. You will then be notified that the application is ready to enter ROGO. After filling out an application for ROGO the application will be scored based primarily on what Tier the property falls into and any additional points for aggregation, fund donation, and/or land dedication will be awarded pending verification of materials. Lastly, a controlling date will be given to your application and the competition begins.

Your application competes against the other applications in the same sub-area of the keys; Lower Keys, Big Pine & No Name Key (BPK), and the Upper Keys. How quickly you receive an allocation from ROGO is determined by the application score and the controlling date. Allocations are given every quarter of the year (OCT, JAN, APR, JUL). The number of allocations awarded each quarter fluctuates from year to year. In each quarter of 2006 a total of 20 allocations in the Lower Keys and 12 in the Upper Keys were awarded for market rate housing. In Big Pine & No Name a total of 8 market rate allocations will be awarded each year.

After an allocation is awarded your application will automatically be placed on a cesspit credit waiting list. Due to poor offshore water quality we are required to mitigate new septic units 1 for 1 with old cesspits. This requirement will be alleviated as a central sewer system becomes available Keys Wide.



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